

K-30

Wallis-Hines House  
High Street, Chestertown  
Date?

Lot No. 12 remained undivided from the time Chestertown was laid out until 1825 when 48' of it was sold to William Hands Barroll by Philip Wallis.<sup>1</sup> The property adjoined that of Barroll's father's house on lot No.34 and it appears that young Barroll's house abutted that of his father, as there is evidence of such on the outside gable. The sale price of \$1250 was comparable to the \$1300 sale price paid for the William Harris House across the street four years earlier. This would confirm that the building was on the lot at the time of the sale.

The house originally measured 48' long (four bays) and was 1-1/2 stories tall. After the building was acquired by William Hands Barroll it was used for his law office. In the fall of 1825, when the Chestertown Telegraph was a new weekly publication, it mentioned that the Telegraph was printed on High Street, one door down from the office of William Hands Barroll.<sup>2</sup> By 1841, however, the building was occupied by Permetia Bowan.

In 1864 the property was acquired by John Hines, who mortgaged it, along with his farm in the 1st district, only two years later. Another mortgage recorded in 1888 probably refers to the major remodeling which he undertook in that decade. It consisted of constructing a new front block and moving the old dwelling perpendicular to High Street behind the new structure. He also raised one half of the old section to two full stories. By placing it on the southeast edge of the lot, Hines was able to create a space between his house and the Barroll House, part of which he paved with

brick. The new front structure had all of the earmarks of an 1880's residence, with front porch, side bay windows, brackets and fretwork. It is similar to several dwellings in town constructed by H. M. Stuart, a Chestertown contractor of the period.

John Hines suffered a series of financial setbacks and was unable to keep up payments on his mortgage. This resulted in the property being sold in 1891 to William R. Aldridge.<sup>3</sup>

1. Land Records, Lib. TW 4, fol. 597.
2. Possibly this refers to the small building which stood next door in the 20th century. See photo of Wickes House.
3. Land Records, Lib. SB 15, fol. 2.

K-30 Hines House

18th century; 1880's

Chestertown

private

A three-stage house with ~~an~~ 18th century rear wings and a Victorian front, neither documentary nor architectural evidence nor even oral tradition has managed to assemble the specific history of how this remarkable house came to be built. It is clear the rear stages were up and had an 18th century front section during the 18th century and that the front section was attached to the Barroll House (K-37) next door as late as the early 1830's. It is also clear that the house's owner from 1864 to 1890, John Hines, had the original 18th century front section torn down in the mid-1880's and replaced by the present Victorian front. Beyond these few general facts, nothing is known for sure. The house is beautiful condition and one of the town's chief historic prizes.

MARYLAND HISTORICAL TRUST

MHT #

K-30

1500302604

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

**1 NAME**

HISTORIC

Hines House

K-30

AND/OR COMMON

**2 LOCATION**

STREET & NUMBER

106 High Street

CITY, TOWN

Chestertown

VICINITY OF

CONGRESSIONAL DISTRICT

First

STATE

Maryland

COUNTY

Kent

**3 CLASSIFICATION**

CATEGORY

OWNERSHIP

STATUS

PRESENT USE

\_\_\_DISTRICT

\_\_\_PUBLIC

☒ OCCUPIED

\_\_\_AGRICULTURE

\_\_\_MUSEUM

☒ BUILDING(S)

☒ PRIVATE

\_\_\_UNOCCUPIED

\_\_\_COMMERCIAL

\_\_\_PARK

\_\_\_STRUCTURE

\_\_\_BOTH

\_\_\_WORK IN PROGRESS

\_\_\_EDUCATIONAL

☒ PRIVATE RESIDENCE

\_\_\_SITE

**PUBLIC ACQUISITION**

**ACCESSIBLE**

\_\_\_ENTERTAINMENT

\_\_\_RELIGIOUS

\_\_\_OBJECT

\_\_\_IN PROCESS

\_\_\_YES: RESTRICTED

\_\_\_GOVERNMENT

\_\_\_SCIENTIFIC

\_\_\_BEING CONSIDERED

\_\_\_YES: UNRESTRICTED

\_\_\_INDUSTRIAL

\_\_\_TRANSPORTATION

☒ NO

\_\_\_MILITARY

\_\_\_OTHER:

**4 OWNER OF PROPERTY**

NAME

David H. Ferguson

Telephone #:

STREET & NUMBER

106 High Street

CITY, TOWN

Chestertown

VICINITY OF

STATE zip code  
Md. 21620

**5 LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE,

REGISTRY OF DEEDS, ETC.

Office of the County Clerk

Liber #: WHG 66

Folio #: 342

STREET & NUMBER

Kent County Court House

CITY, TOWN

Chestertown

STATE  
Maryland

**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE

none

DATE

\_\_\_FEDERAL \_\_\_STATE \_\_\_COUNTY \_\_\_LOCAL

DEPOSITORY FOR  
SURVEY RECORDS

CITY, TOWN

STATE

K-30

7 DESCRIPTION

| CONDITION                                     |                                       | CHECK ONE                                   | CHECK ONE   |
|---|---------------------------------------|---|---|
| <input checked="" type="checkbox"/> EXCELLENT | <input type="checkbox"/> DETERIORATED | <input type="checkbox"/> UNALTERED          | <input checked="" type="checkbox"/> ORIGINAL SITE |
| <input type="checkbox"/> GOOD                 | <input type="checkbox"/> RUINS        | <input checked="" type="checkbox"/> ALTERED | <input type="checkbox"/> MOVED                    |
| <input type="checkbox"/> FAIR                 | <input type="checkbox"/> UNEXPOSED    |   | DATE _____  |

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

106 High Street is on the northeast side of High Street between the Barroll House and the Wickes House in the block between Queen and Water Streets in Chestertown. It is situated on a part of Town Lot 12.

It is a 3-stage frame house: the front section is a 2½-story, 3-bay Victorian structure with a gabled roof and two gabled dormers; the second stage is a 2½-story eighteenth and nineteenth century L-wing squared to the southeast gable end of the front section with two gabled dormers on each of its sides; the third stage is a 1½-story eighteenth century full-width section beyond the wing, with one gabled dormer on each of its roof's sides.

The front Victorian section is one room deep and covered with clapboard. There are 2-story pilasters at the front eadners and at the northwest (left rear) corner. The structure sits on a low painted brick basement. There is a wood floor built over an 8-brick high brick foundation. There are four square mitered columns across the front. The railing, which runs across the front and the southeast (right) end is of pierced splat. There are three wooden steps. The porch cornice is a box and there is gingerbread arching at both ends; according to an earlier photograph, the gingerbread trim at one time trimmed the entire porch cornice.

The entrance is in the southeast (right) bay. The door has a large single pane of glass in its top half and two panels below. Both window and panels have double molding; there is a relief pattern between the windows and the panels. There is a 2-pane transom and the door is framed by full-length louvered shutters.

The windows on the first story run from floor to ceiling, are two panes over four, and are framed by floor to ceiling louvered shutters. The second story windows are two panes over two with louvered shutters.

There is a box cornice with molding and a deep soffit. There is a short cornice return on both gable ends. The roof is unusually steep and is covered with composition shingles. There is a chimney at the peak slightly off center to the southeast (right). The dormer windows are two panes over two. There is a pair of cut wooden ornaments (serpent motif) flaring out from the lower half of the sides of both dormers, and there is modest decorated bargeboard trim on the gables of the dormers.

The northwest (left) gable end has a two-story bay window facing directly into the brick gable end of the Barroll House. The first story windows are two panes over two, and there is a double set of dentils over the first story cornice; the second story windows in the bay are one pane over one and the cornice is a box with a molding. There are panels below each window on both stories. There is an attic window in the gable with two over two; the upper sash has a lancet arch. The southeast gable end has no windows on the first or second stories but has the attic window with the lancet arch in the gable. There is modest bargeboard trim on both gables.

The L wing which makes up the second stage of the house has beaded clapboard siding on the first story and regular clapboard on the second. The first and second story windows are six panes over six and have louvered shutters; the dormer windows are 2/2. The wing is slightly lower than the front section. There is a single story screened porch along the entire northwest (left) elevation of the L. The roof of the wing is sheet tin simulating shingles.

| PERIOD  | AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW |   |   |  |  |
|---|--|---|---|--|--|
| <input type="checkbox"/> PREHISTORIC          | <input type="checkbox"/> ARCHEOLOGY-PREHISTORIC  | <input type="checkbox"/> COMMUNITY PLANNING     | <input type="checkbox"/> LANDSCAPE ARCHITECTURE | <input type="checkbox"/> RELIGION            |  |
| <input type="checkbox"/> 1400-1499            | <input type="checkbox"/> ARCHEOLOGY-HISTORIC     | <input type="checkbox"/> CONSERVATION           | <input type="checkbox"/> LAW                    | <input type="checkbox"/> SCIENCE             |  |
| <input type="checkbox"/> 1500-1599            | <input type="checkbox"/> AGRICULTURE             | <input type="checkbox"/> ECONOMICS              | <input type="checkbox"/> LITERATURE             | <input type="checkbox"/> SCULPTURE           |  |
| <input type="checkbox"/> 1600-1699            | <input checked="" type="checkbox"/> ARCHITECTURE | <input type="checkbox"/> EDUCATION              | <input type="checkbox"/> MILITARY               | <input type="checkbox"/> SOCIAL/HUMANITARIAN |  |
| <input checked="" type="checkbox"/> 1700-1799 | <input type="checkbox"/> ART                     | <input type="checkbox"/> ENGINEERING            | <input type="checkbox"/> MUSIC                  | <input type="checkbox"/> THEATER             |  |
| <input checked="" type="checkbox"/> 1800-1899 | <input type="checkbox"/> COMMERCE                | <input type="checkbox"/> EXPLORATION/SETTLEMENT | <input type="checkbox"/> PHILOSOPHY             | <input type="checkbox"/> TRANSPORTATION      |  |
| <input type="checkbox"/> 1900-                | <input type="checkbox"/> COMMUNICATIONS          | <input type="checkbox"/> INDUSTRY               | <input type="checkbox"/> POLITICS/GOVERNMENT    | <input type="checkbox"/> OTHER (SPECIFY)     |  |
|   |  | <input type="checkbox"/> INVENTION              |   |  |  |

SPECIFIC DATES front section: 1880's  
rear sections: 18th century

BUILDER/ARCHITECT unknown

#### STATEMENT OF SIGNIFICANCE

Neither documentary nor architectural evidence nor tradition has quite managed to assemble the history of how this three-stage house came to be assembled; but there are a few fundamental observations that can be made and some educated guesses built on them.

Architectural evidence makes it pretty clear that the first story of the second stage and the entire third stage were built in the eighteenth century. This much of the present house and perhaps a front section--replaced by the present Victorian front section in the 1880's--may have been the 'message' which was on Lot 12 when Hugh Wallis paid Jonothon Page £240 for the property in 1749. (If so, it must have been a fairly substantial house then. The 'message' is more likely to have been the predecessor to the present Wickes House, whatever that may have been; the price indicates a modest brick house.)

Lot 12 remained in the Wallis family from 1749 to 1825, during which period the Wickes House was built on the southeast end. In 1825, Philip Wallis sold the 48 feet of Lot 12 adjoining Lot 34, the ground which now has 106 High Street on it, to William A. Barroll whose father (or son) William Barroll, Esq. owned the Barroll House next door. (This might also be a conjenctural date for the 2-bay brick addition to the northwest end of the Barroll House.)

During part of the ~~nine~~ nineteenth century--and at least between 1864 and the mid 1880's--the front section of the house abutted the southeast gable end of the Barroll House. Evidence for this is in an 1864 deed of transfer of the property, on the 1877 Map of Chester-town, and on the southeast gable end of the Barroll House itself, where the scars of a 1-1½-story gabled roof building remain. Barroll was the first man to own both adjoining pieces of property since 1733-1743 (when Page owned them), so Barroll may have altered the existing front section of the 106 High Street house when he bought it and caused it to "adjoin" his house (wording of the 1864 deed). An 1828 deed in which Philip Wallis ~~sold~~ sold the Wickes House to Ezekial Chambers refers to the whole building (106) as Barroll's office. It is, of course, possible that the front section of the house already "adjoined" the Barroll House when Barroll bought it.

In 1864, John Hines bought the house, which was a 3-stage dwelling abutting the Barroll House, and sometime in the mid-1880's, by the evidence of the mortgages, tore down the front section adjoining the Barroll House and replaced it with the present section. If William Barroll was not the man who converted the second stage to 2½ stories in the 1820's or '30's, then presumably Hines did so in the 1880's as part of his remodeling project.

There have been more radical and interesting theories proposed about the history of the house's alterations--some connecting it earlier with the Barroll House--but so far the evidence, particularly that dealing with the ownership of the two adjoining properties, has been discouraging. Page owned both

CONTINUE ON SEPARATE SHEET IF NECESSARY

(continued)

**9 MAJOR BIBLIOGRAPHICAL REFERENCES**

CONTINUE ON SEPARATE SHEET IF NECESSARY

**10 GEOGRAPHICAL DATA**ACREAGE OF NOMINATED PROPERTY .060 acres  
Two Parcels:

I: Beginning for the first, all that lot of land and premises adjoining the southeast lands now or formerly of Mrs. Thomas B. Kilbourn and fronting on High Street a distance of  $2\frac{1}{2}$  perches. II: Beginning for the second, adjacent to and binding on the lot of land above at a point North 43 degrees East 76 feet from the northerly side of High Street (width 90 feet) where the boundary line of the lands now or formerly of S.L. Dorf and Joseph A. Wiokes intersect said line and running (1) thence by and with said Dorf lands the four following courses: North 34 degrees, 50 minutes East 16.50 feet; North 9 degrees, 15 minutes East 16.50 feet; North 12 degrees West 13.20 feet; North 25 degrees West 15 feet to the lands of the late Barclay Kilbourne; (2) thence by and with said Kilbourne lands North 43 degrees East 56 feet to the lands now or formerly of Thomas Wroth (3) thence by and with said Wroth lands South 40 degrees East 36 feet to a point on the new division line, (4) thence by and with said division line South 43 degrees West 89 feet to point

VERBAL BOUNDARY DESCRIPTION

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES of beginning.

STATE

COUNTY

STATE

COUNTY

**11 FORM PREPARED BY**

NAME / TITLE

Robert Neill Historic Site Surveyor

ORGANIZATION

Maryland Historical Trust / Town of Chestertown

DATE

June, 1976

STREET &amp; NUMBER

TELEPHONE

CITY OR TOWN

STATE

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature, to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 Supplement.

The Survey and Inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

RETURN TO: Maryland Historical Trust  
The Shaw House, 21 State Circle  
Annapolis, Maryland 21401  
(301) 267-1438

## Description (continued)

There is a chimney at the front.

The third stage also has beaded clapboard siding. Its windows are six panes over six and are shuttered; its dormer windows are 2/2. It has a chimney at the end. The third stage is the kitchen and has exposed beams.

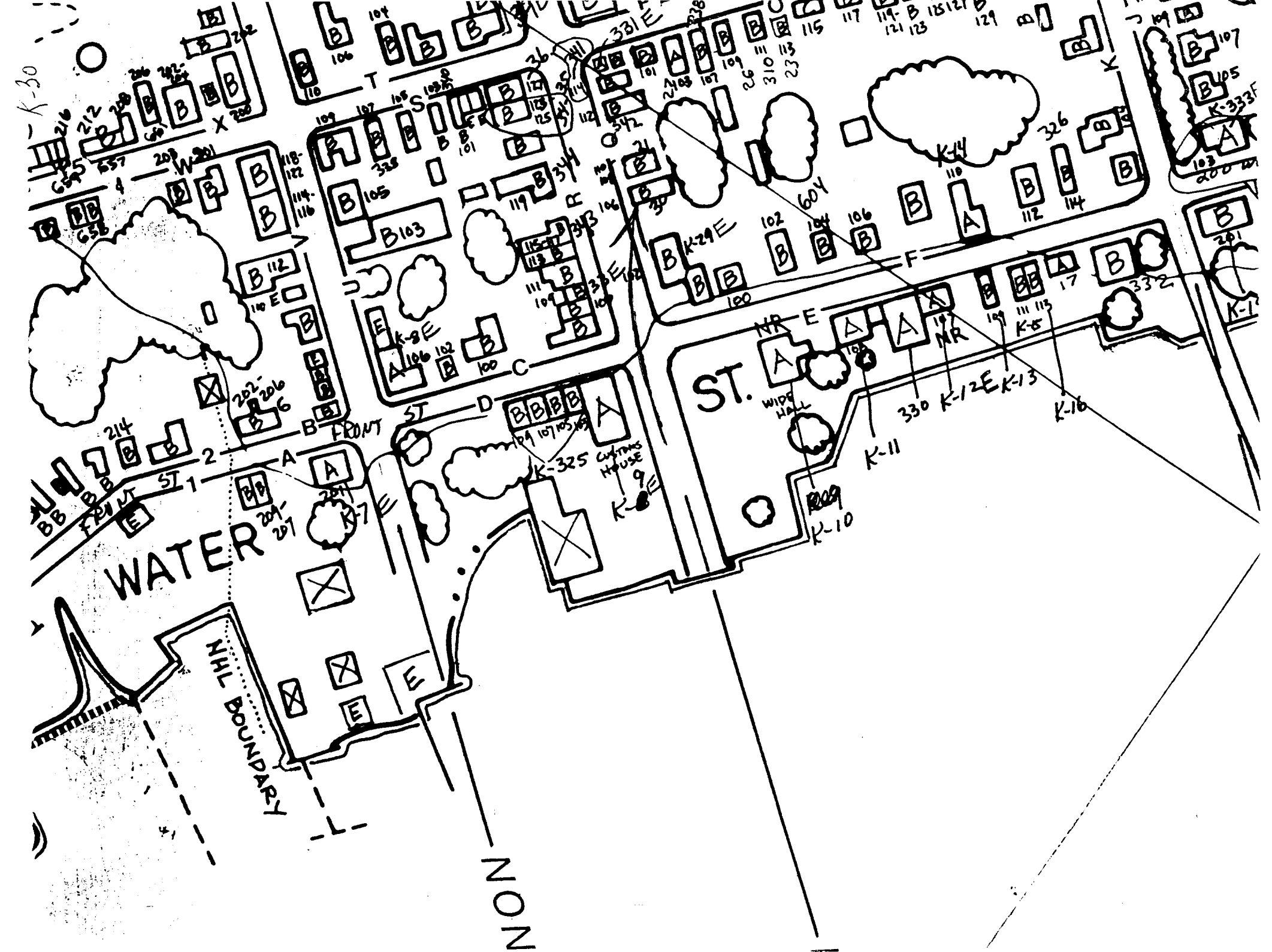
## Significance (continued)

lots 34 and 12 from 1733 to 1743, but sold them off for £90 and £240 respectively, which does not encourage us to believe that there was any sort of composite structure on them then.

Research and speculation continue.









K 30 Hines House

106 High

1/77 S+E



K 30 Hine House  
106 High

1/77 S + W